



MEETING: Site Review Committee
SUBJECT: VU Sorority Housing Project
ADDRESS: 805, 807, 809, 811, 813, 815 Union St.

LOCATION: City Hall
DATE: February 10, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mike Steege, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Will Rose, Engineering Dept.	(219) 462-1161

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Jay Wilhelm, Hagerman, Inc.
 (260) 424-1470 / jwilhelm@hagermangc.com
 Tony Kenning, DLZ
 (219) 845-1750 / akenning@dlz.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed construction of six sorority houses in one building. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Wilhelm indicated the project will be located at the corner of Union and University Park. The plans submitted are for the site civil package and architectural drawings. Kenning indicated the site has several bio-swales/depressional areas along University Park. There are depressional areas for drainage to help slow down the runoff on both the north and south sides of the building. A detention basin will be located at the western portion of the site. All of the drainage is sized to release at the rate discussed with the City for a redevelopment type of application. The discharges will go into an outlet pipe with riprap at the alley. The runoff will be transported down the newly reconstructed alley to the west in an inverted crown. Water is coming in from University Park Avenue. The connections have been discussed with Valparaiso City Utilities and are configured as requested. There will be a new sanitary sewer run along the alleyway from the east down to the west and will tie-in at a manhole at the alley on the west side of Garfield Street. Work will be required on Garfield Street to accommodate the connection for the new facility. Kenning indicated the soil and erosion control plan has been reviewed and approval is pending a favorable outcome at today's meeting.

STAFF COMMENTS:

SOUDERS: Souders indicated the Fire Department has concerns with the building addressing; however, after discussion the addressing will remain as presented. Souders said it will be necessary to install annunciator panels in each of the Chapter Rooms. A Knox Box will be required for each building. Souders asked about the width of the alley and whether it will be paved. Kenning indicated the alley is paved and the width is 11 ft. Souders asked if there is access to the rear doors. There will be access to the rear doors. Souders is concerned about

having an area for a fire truck so that they are able to reach the 40 ft. roof peak in the event of a fire in the attic. Souders is aware a 13R sprinkler system is being proposed. A 13R system does not require sprinklers in the attic. Souders indicated further discussion concerning accessibility is required. Souders stated the fire department connection must be located in the front of the building toward Union Street. Wilhelm mentioned there will be one riser that will feed the entire building. Souders asked if there will be any type of window systems in these facilities. Wilhelm said there will be no window systems. Providing a copy of the Fire Safety Plan will be necessary.

BURKMAN: Burkman indicated the plans were previously reviewed with DLZ and his comments during the review regarding the sanitary sewer and the alley have been addressed. Burkman asked for confirmation that the alley has been redesigned since the plans were submitted, showing an inverted crown typical section with profile and alignment. Kenning confirmed that the alley has been redesigned. Burkman stated that proper access needs to be maintained to the homes that have frontage on the alley to be reconstructed, and that adequate notice is provided (48-hour minimum) whenever access will be disrupted. Burkman conveyed that construction plans for the sanitary sewer are on tonight's Utility Board Agenda for approval. Following that approval, the Utility Director will sign the Capacity Allocation Letter for the IDEM permit. The recommended conditions of the Board's approval are: a) IDEM construction approval for the sanitary sewer system; b) No occupancy permits will be issued until the sewer is accepted by Valparaiso City Utilities; and c) Prior to acceptance of the sewer infrastructure a one year maintenance bond shall be provided to cover any defects in workmanship and/or materials.

MCALPINE: Providing additional landscape details for the bio-swale areas showing plant types is needed. McAlpine is assuming the bio-swales are where the under-drains are on the north, south and east sides of building; however, there was no landscape plan to confirm this. McAlpine said the emergency overflow needs to be sized for 1.25 times the peak inflow. Proving performance specifications for the Aqua Swirl AS-2 showing they are capable of treating the water quality volume and associated flow rate is necessary. McAlpine stated the LID worksheet at the end of the report needs to be updated to include the two hydrodynamic separators. McAlpine asked if would be possible to calculate what the release rate and storage volume would be if the 2-year pre-developed drainage standards were followed. He is looking for examples of projects to present as we move forward in adopting the new drainage standards and he feels this would be a good example for a redevelopment-type project. McAlpine said a tree survey and replacement plan needs to be provided along with the proposed landscape plan.

ON BEHALF OF THRASHER: A State Construction Design Release is required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City.

KENT: This property is zoned CA (Campus). Kent asked where the vehicles being displaced will park. Wilhelm said they will be using the parking wherever it exists on campus. Kent wants to ensure that the vehicles being displaced will not be disbursing into the neighborhood. Kent asked where the individuals living in the buildings will be parking. Wilhelm indicated only two spaces at the rear of the building are being provided for ADA use and those living in the buildings would have to park in other locations on campus. Kent asked if there was a parking area for loading and unloading. Wilhelm said they are planning to include one additional space for loading and unloading. Kent requested that the final plans show where the other parking areas are in proximity to the University as well as the number of spaces available. Submittal of a landscape plan is necessary and must include a tree survey with the name and size of the tree. Kent mentioned that anything over 10" will need to be replaced. There must be landscaping around the entire building. Referring to Article 10 of the UDO for landscaping standards will be necessary. The final plans should show the building setbacks from the property lines. Referring to Article 11, Division 11.200 for residential design standards is required. Not less than 40% of each building wall, exclusive of windows and door openings, shall be finished with masonry construction, such as brick, stone, or simulated stone. Siding shall be wood or cement fiberboard. Kent mentioned the plans indicate

there is siding on the buildings. Wilhelm said the front siding is hardy plank and the backside will be vinyl. Kent conveyed vinyl siding is not permitted. Referring to Article 11, Section 11.700 for the campus design standards will be necessary. Street trees shall be planted 2 per 100 linear feet along the streets. Section 11.705 discusses setback requirements for the front yard, side yard and rear alley. The property to the north is zoned NC-60, single family, and there will be a requirement for a landscape buffer or some type of wall between the back of the sorority buildings and the properties on the alleyway. Kent said this may cause an issue with fire safety and it will be necessary to work with Planning concerning this item. The minimum landscape ratio for the Campus District per lot is 10%. The maximum floor area ratio is 60% and needs to be shown on the plans. Article 3, Section 3.206, Intensity, will provide the floor area ratio calculations. Kent asked about a trash dumpster. Wilhelm said there will be one dumpster area. Referring to Article 2, Section 2.310 for dumpster details is necessary. Kent stated it must be a structure, built to match the brick on the face of the building. A man-door and gate will be required. Landscaping around the dumpster enclosure will also be required. Kent requested that architectural elevations be emailed to him. The numbers used for addressing should contrast with the building and should be no more than 6" in size. Souders said numbering the units on the backdoor would be helpful.

EVANS: Evans said the parking situation causes some concern. Typically alleys are not the first priority for snowplowing and ADA parking off an alley will present concerns. Evans asked about the number of occupants per building. Wilhelm indicated each building will have 25 occupants for a total of 150. Evans indicated he has a major concern about parking on Brown Street. Brown Street to the north has so many cars on the street that it requires snow removal by pickup truck. There simply is no capacity for additional cars. Evans conveyed that both University Park Avenue and Union Street toward the University are no parking areas and Union Street westward toward the sorority buildings has very limited parking. Evans is concerned that there is not enough parking for the demand that may happen once the buildings are occupied. Evans feels the parking issue needs further investigation. Evans said that all City sidewalks constructed in the City rights-of-way need to be a minimum of 5 ft. in width and 4" thick on compacted B-borrow. It appears that the existing sidewalk along Union Street is being removed and being replaced with an 8 ft. wide sidewalk on the private property. There also appears to be an 8 ft. sidewalk on the east side. The restoration of the sidewalk on Garfield Street north of the alley appears to be 4 ft. in width. Evans prefers the sidewalk restoration be 5 ft. wide and to taper back down to the existing sidewalk. Sidewalk materials shall comply with Subsections 604.02, 604.03 and Section 501 of the Standard Specifications as shown on Standard Plans B-09 and B-10. Evans stated that curb and gutter is required. Evans asked if the area along the front of Union Street where the sidewalk will be pushed back will be restored to pavement. Wilhelm indicated the curb will remain and the area will become grass. Evans said it will be acceptable if along this frontage there is curb and gutter with grass behind it. Evans said it will be necessary to meet with Evans and Brent Dickson, Assistant Director of Public Works, to review traffic control plans and proposed traffic restrictions. The plans will also have to go before the Board of Works for approval. Evans mentioned that trash pickup is through the alley and residents will be impacted during construction. Evans requested these residents be contacted to place their trash containers on Brown Street; however Lot 11 does not have frontage on Brown and it may be necessary to use Garfield or to take their trash to their neighbors on Brown. Kenning said they will do the alley in phases and hopefully will not inconvenience anyone longer than a couple weeks. They may be able to work on the alley during the day and return it to use during the evening hours. Evans indicated it will be necessary to contact Public Works for removal of all City owned signage in the rights-of-way, if applicable. Pedestrian routes must conform to the ADA requirements set forth in the MUTCD manual during construction. Evans requested the curb height be 6 in. tall and then taper down to meet the existing. Inspections are required to verify proper sub-grade preparation prior to pouring concrete for sidewalks and curb and gutter and replacing aggregate and HMS. Contacting Bryan Dishman

(219-462-4612) for inspections will be necessary and will require a 24-hour notice.

STEEGE: Steege indicated that water and sanitary sewer have been discussed and everything is acceptable. Steege said the Shaun Shifflett will be the contact for backflow protection and meters. Steege supplied contact information for Shifflett.

PILARSKI: Pilarski mentioned Water Reclamation is interested in what is being discharged into the sanitary sewer. Pilarski is aware there will be 150 residents in these buildings and conveyed this translates into approximately 15,000 gallons of waste water per day. Pilarski is aware there is no cafeteria and the kitchens appear to be a residential style and will have a refrigerator, oven, small residential grill and a two-compartment sink. This was confirmed by Wilhelm. Pilarski presented no further comments since the waste water being discharged is strictly sanitary.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Rule 5 Permit

Right-of-way

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

All contractors must be registered with the City

Signage/Fencing Permit

Zoning Clearance

Parking

Knox Box

Fire Department Accessibility

Provide a copy of the Fire Safety Plan

IDEM Permit

One Year Maintenance Bond (sewer infrastructure)

Landscape details for the bio-swales

Performance Specifications for the Aqua Swirl AS-2

Update LID Worksheet